

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FRED
GREENVILLE
MORTGAGE OF REAL ESTATE BOOK 938 PAGE 533

TO ALL WHOM THESE PRESENTS MAY CONCERN:
00128 3 26 111 1963

OLLIE FANNING WORTH
R. M. C.

WHEREAS, Leonard H. Reece, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto
R. E. McDonald

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

-- Eleven Hundred Ninety Four and 88/100 ----- Dollars (\$1194.88) due and payable

On or before August 1, 1964

with interest thereon ^{after maturity} ~~from date~~ at the rate of Six per centum per annum, to be paid:

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, and known and designated as Lot No. 14, on the northern side of Sylvania Drive, of a subdivision known as Dogwood Terrace, as shown on a plat prepared by J. Mac Richardson, Engineer, dated May, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book UU, at page 5, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Sylvania Drive, the joint front corner of Lots 14 and 16, and running thence along the line of these lots, N. 56-48 E. 149.4 feet to an iron pin in the line of Lot 15; running thence N. 33-02 W. 100 feet to an iron pin at the joint rear corner of Lots 14 and 12; running thence S. 56-48 W. 148.9 feet to an iron pin on the northern side of Sylvania Drive; running thence along the northern side of Sylvania Drive, S. 32-42 E. 100 feet to an iron pin, point of Beginning, being one of the lots conveyed by J. H. Mauldin by deed dated July 1, 1961, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 680, at page 404.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.